



MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # **087-2015**

LETTER TO COMMISSION

To: Mayor Philip Levine and Members of the City Commission

From: Jimmy L. Morales, City Manager

Date: February 26, 2015

Subject: NORTH BEACH COMMERCIAL FAÇADE PROGRAM STATUS

The purpose of this Letter to Commission (LTC) is to provide you with a status of the North Beach Commercial Façade Program.

BACKGROUND

The City kicked off the FY2012-2013 North Beach Commercial Façade Program on March 28, 2013, through public notice in the Miami Herald and additional outreach to business/property owners on Collins Avenue between 73rd Street and 75th Street. The Façade Program was streamlined significantly to reduce cost and implementation time by being managed internally out of the Economic Development Division in lieu of hiring a third party. The City conducted a Technical Assistance Workshop for grant applicants on April 5th, 2013 that reviewed details of the program including the potential scope of work for each façade improvement, and funding requirements.

CURRENT STATUS

As of 2/23/15 a total of eight applications were received affecting 19 storefronts in the corridor. Two applicants, Seaway Inv LLC and RK 7433 7439 Collins Inc were properties subsequently purchased as part of an assemblage being managed by Claro Development and have not continued with the program. The Laura/Mario Caruso project received limited support from their landlord, RK Properties and also did not proceed. The remaining five grantees however have finished their projects successfully (please see attached before and after photos). The shaded projects (representing 12 storefronts) in the following table have fully completed significant renovations which have greatly improved the appearance and marketability of the corridor, resulted in the retenancing of two spaces that had been vacant for more than two years (7331 and 7430 Collins Ave) and encouraged many other landlords in the area to improve their properties. Of the five grantees that have received funding, three have been reimbursed and the remaining two (Goldstein Prime Inc and Surf Drugs Inc) have submitted reimbursement requests that are currently being processed. \$38,902 in remaining funds will be recaptured by Real Estate, Housing and Community Development to address the acquisition of Miami Beach Community Development Corporation properties.

Applicant/Grantee Listing

Applicant Name	Address	Businesses	Scope of Work	Current Status	Est Project Total	Grant Total
7309 Collins Avenue LLC	7309-7313 Collins Ave	Bikini Bar Mr. Pasta Santaurio Hair Salon	Painting Awnings	Awnings and Paint have been Completed. Owner reimbursed \$7,882.00	\$ 7,882	\$ 7,882
7331 Collins Avenue LLC	7325-7331 Collins Ave	Team Iguana Beauty Supplies Bohemia Internet	Painting Awnings Gate Repair	Awnings and Paint have been completed in addition to gate. Owner reimbursed \$11,947.	\$ 13,894	\$ 11,947
Laura/Mario Caruso	7405 Collins Ave	Hair by Mario	Signage Lighting	Business owner provided estimates for signage, having issues getting Owner RK involved. Code violations closed. Will not be participating.	\$ 9,500	\$ 9,500
Seaway Inv LLC	7409 Collins Ave	Gafass Optical IEM Day Spa Subway	Awnings Lighting Doors Windows	Finalized 40 yr bldg certification Finalized structural review however Due to property being sold, owners not continuing with project.	\$ 7,805	\$ 7,805
Goldstein Prime Inc.	7419-7423 Collins Ave	Goldstein's Prime Deli David's Bakery	Painting Awnings Masonry	Façade/paint/ stucco 100% complete, awning installed but had to be removed redesigned and reinstalled. Project completed, reimbursement request submitted.	\$ 15,354	\$ 12,677
Surf Drugs, Inc	7430 Collins Ave	SurfMed Drugs Nail Salon Cypo Café	Signage Masonry	Façade stuccoed and painted. Awning installed. Project Completed. Reimbursement Request submitted.	\$ 11,369	\$ 10,685
Kaplan Collins, Inc	7440-46 Collins Ave	M&L Food Market	Doors Windows Paint	Paint and impact window installation completed, permits closed. Owner received \$17,907 reimbursement.	\$ 25,814	\$ 17,907
RK 7433 7439 Collins Inc	7439 Collins Ave	Latin Food Market Vacant Beach Fashion	Doors Windows Paint	RK has sold property to entity doing assemblage. Not continuing in program.	\$ 13,000	\$ 11,500
Total					\$ 104,618	\$ 89,903

As a result of the successful implementation of the current program and strong support for additional renovation projects from current businesses and commercial property owners, the FY 2014-2015 façade program will expand its scope from the current Collins Avenue corridor between 73rd and 75th Streets to include all commercial areas in North Beach. A request for applications was advertised in the February 8, 2015 Miami Herald's Neighbors Section (please see attached) which referenced the Community Development Block Grant Program allocation of \$93,638, the individual grant awards that could be up to \$30,000 per storefront, with projects exceeding \$10,000 requiring matching funds from the applicant. A pre application workshop will occur on March 4th 2015 to discuss details of the program including the potential scope of work for each façade improvement, and funding requirements. Please feel free to contact me with any questions.

JLM/KGB/MAS/JO/GPH

C: Management Team